HOUSING MARKET INFORMATION

HOUSING NOW
Kitchener and Guelph CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

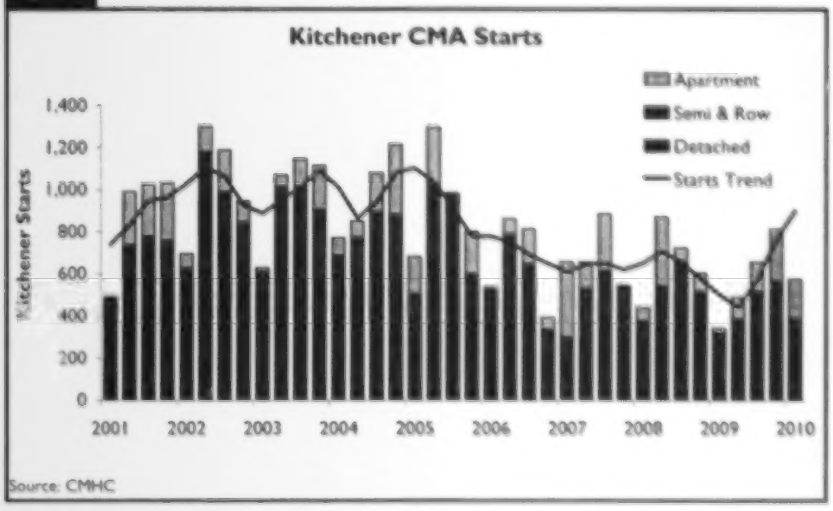
New Home Market

Stronger First Quarter Starts

What a difference a year makes. Housing starts in the first quarter of 2010 for both the Kitchener and Guelph CMAs increased significantly over the first quarter of 2009. It must be noted that in the first quarter of 2009 starts hit the bottom for the recent downturn, but the 2010 first quarter strength was more than just a rebound. Starts increased for all types of housing in both CMAs in the first quarter of 2010, except for townhouses in the Kitchener CMA. With higher demand for new homes, the average price of new single-detached homes increased in both CMAs.

In the Kitchener CMA, starts rebounded from the low level of a year ago and in addition were boosted by the mild winter and the pull-forward effect. Tighter resale market

Figure 1



Source: CMHC

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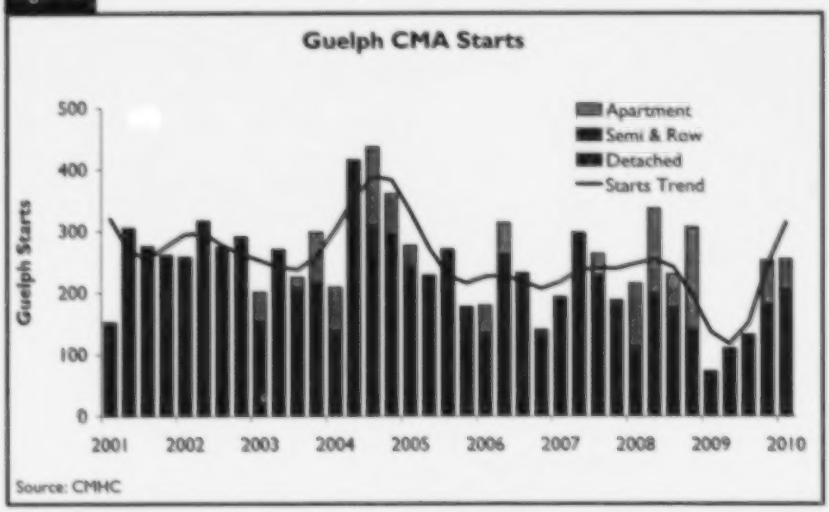
Figure 2



conditions and low mortgage rates translated into increased demand for new homes. Many homebuyers who intended to buy a home in 2010 moved their purchase forward to avoid an increase in mortgage rates and the introduction of the HST expected later in the year. All municipalities but the City of Cambridge recorded increased starts. Registered residential lots available for construction played a significant role in the type and location of housing starts. (See *Land Supply and Housing Starts* on Page 4).

Single-detached starts increased less than total starts, but still by a substantial amount. The inventory of completed and unsold single-detached homes had decreased and as a result, the increased demand for detached homes had to be met by new construction. Changes in starts for other low-rise home types were mixed. Semi-detached starts increased while townhouse construction dropped. Apartment starts vary sharply from quarter to quarter, and although in the first quarter of 2010 they were much higher than a year ago, they were down from the previous quarter.

In the Guelph CMA, starts more than doubled from a year ago, resulting in the highest level of first quarter starts in more than five years. Both the City of Guelph and Guelph/Eramosa Township recorded higher starts. Single-detached starts jumped, since inventories of completed and unsold single-detached homes had declined by about a third since last year. Semi-detached homes, townhouses and apartment condominiums are a more affordable alternative to single-detached homes. Starts of these dwelling types were also up substantially, but not to the same degree as single-detached starts, suggesting that move-up buyers were becoming a bigger force in the market.

While the average price of new single-detached homes increased in the Kitchener CMA, prices declined in the Guelph CMA. The higher detached price in the Kitchener CMA reflected the fact that a larger proportion of homes were built in the cities of Kitchener and Waterloo, where average prices are higher. In the Guelph CMA, the average price of new single-detached homes slipped by four per cent to $368,000.

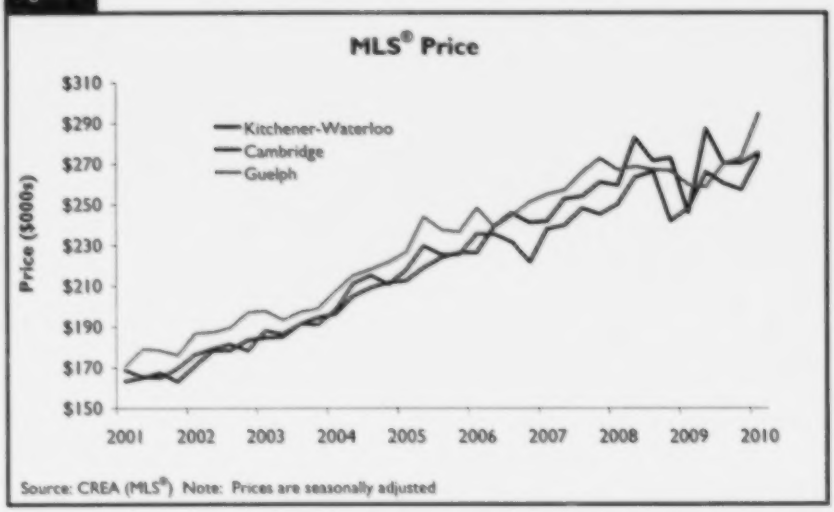
Resale Home Market

Record First Quarter Sales

Sales of existing homes in the Kitchener-Guelph area reached very strong levels in the first quarter of 2010. As in the new home market, the low interest rates influenced many potential homebuyers to buy

Figure 3

Figure 4



Source: CREA (MLS®) Note: Prices are seasonally adjusted

now before expected mortgage rate increases. Both first-time buyers and move-up buyers were active in the market. Buyers were active in the resale market despite an employment picture that improved only slightly from the same time last year.

Sales of residential properties through the Kitchener-Waterloo Real Estate Board (KWREB) set a new record in the first quarter. Growth was very strong, building on a rebound during the past few quarters from the depressed level in the first quarter of 2009. First-quarter sales were higher for all types of resale homes including single-detached, semi-detached, freehold row and condominium units. Sales were higher for all KW Board areas within Waterloo Region.

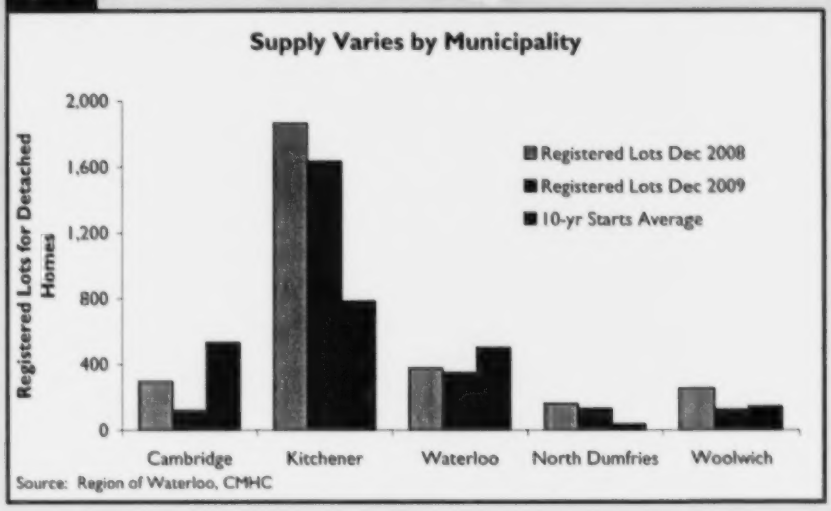
The number of KWREB new listings was also a first-quarter record. Over 3,000 homes were listed for sale, an increase of 14 per cent from the same quarter last year. Homeowners were responding to recent price increases as well as taking advantage of the low mortgage rates and equity growth in their homes to move up in the resale market or to buy a new home. Compared to the first quarter of 2009, listings increased at a slower pace than sales, a development that pushed the sales-to-new-listings ratio (SNLR) significantly higher. Given the tight resale market favouring sellers, the average price of a KWREB resale home increased by 13 per cent to $284,500. The rate of price increase accelerated in the first quarter bringing prices to where they would have been had there been no downturn. For detached homes, the average sale price increased at a slightly faster rate.

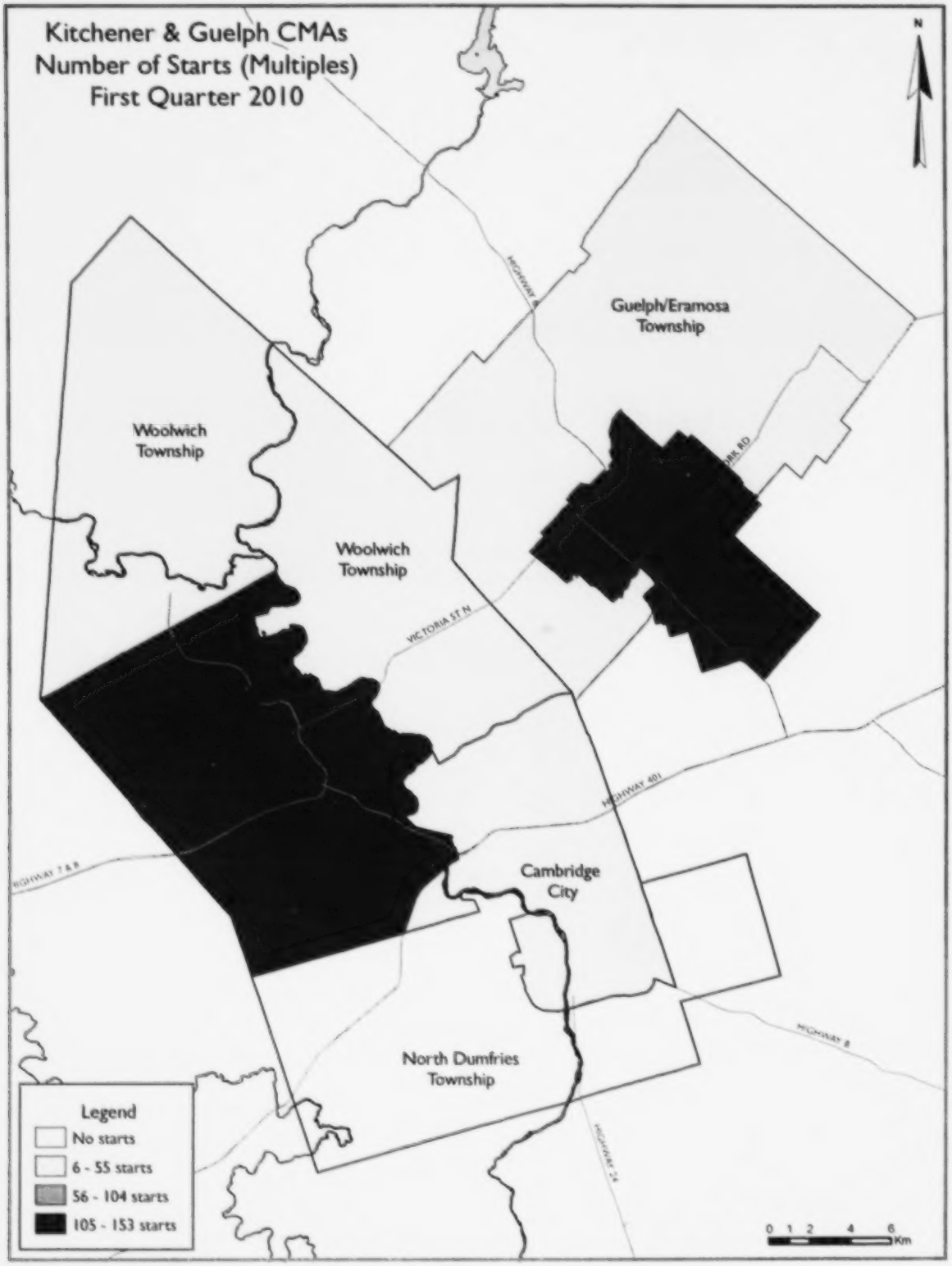
The rebound in sales of residential properties through the Guelph and District Real Estate Board in the first quarter of 2010 was not as pronounced as in Kitchener, but the sales were second only to the record setting year of 2007. New listings remained at a high level and virtually unchanged from the first quarter last year. As a result, the SNLR increased to just below 60 per cent, indicating a sellers' market. In line with sellers' market conditions, the average price of a resale home increased by 15 per cent to $296,000 from the same time last year. Prices had been fluctuating around $270,000 since the end of 2007, but this period of relative price stability ended with the first quarter surge. The Cambridge resale market also favoured sellers.

Land Supply and Housing Starts

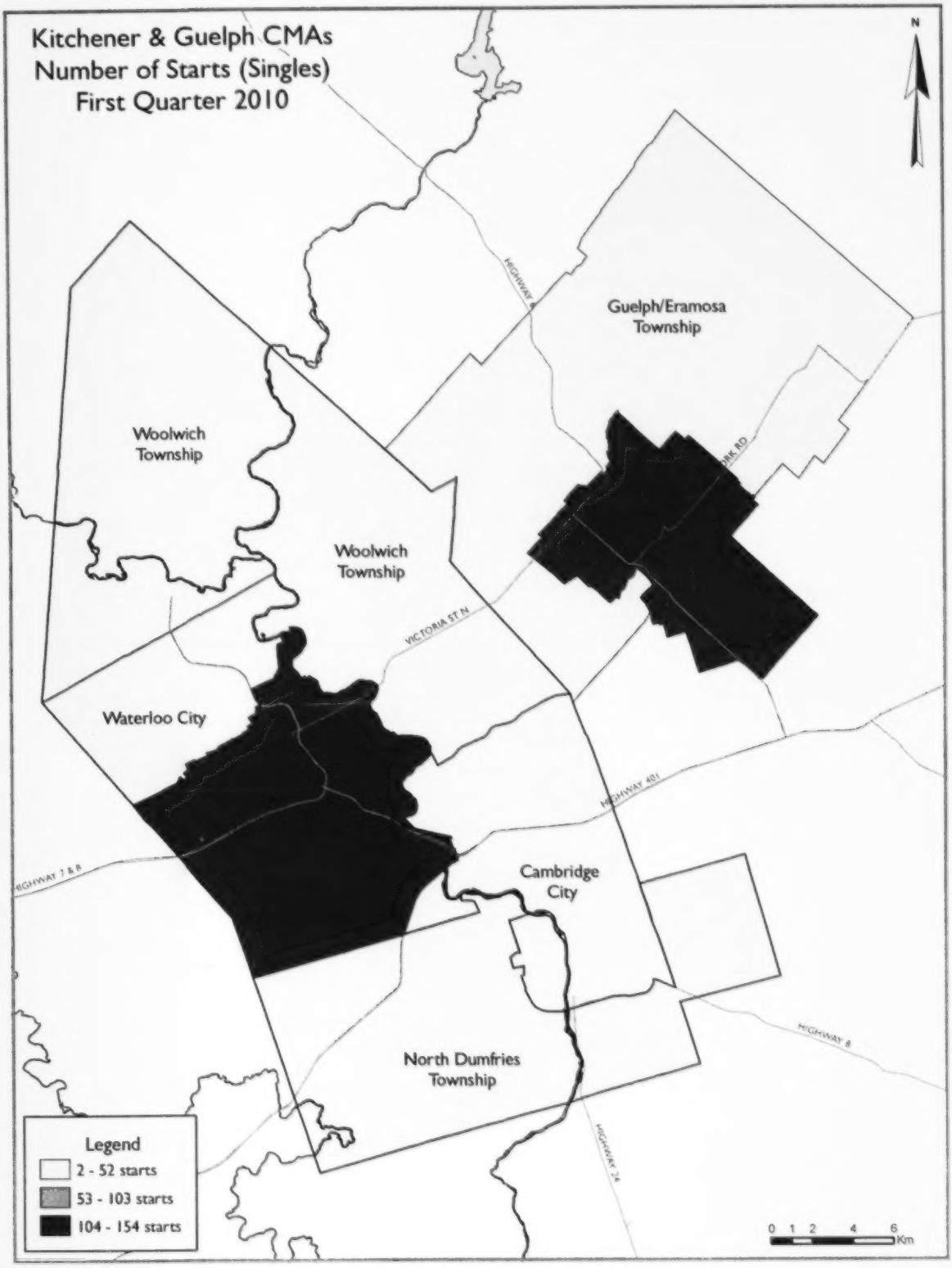
An adequate supply of lots in development plans is necessary if housing starts are to increase. The most recent data from the Region of Waterloo indicates that lot availability varies by municipality and type of unit to be constructed. A three-year supply of lots in development plans is required by the Province of Ontario, and all municipalities meet this criterion. But in the short term, some municipalities have fewer registered lots available than others. Based on a 20-year average of starts, there is less than a year's supply of lots for detached homes in the cities of Waterloo and Cambridge. Urbanization and intensification will enable growth into the future on the limited land available for residential development.

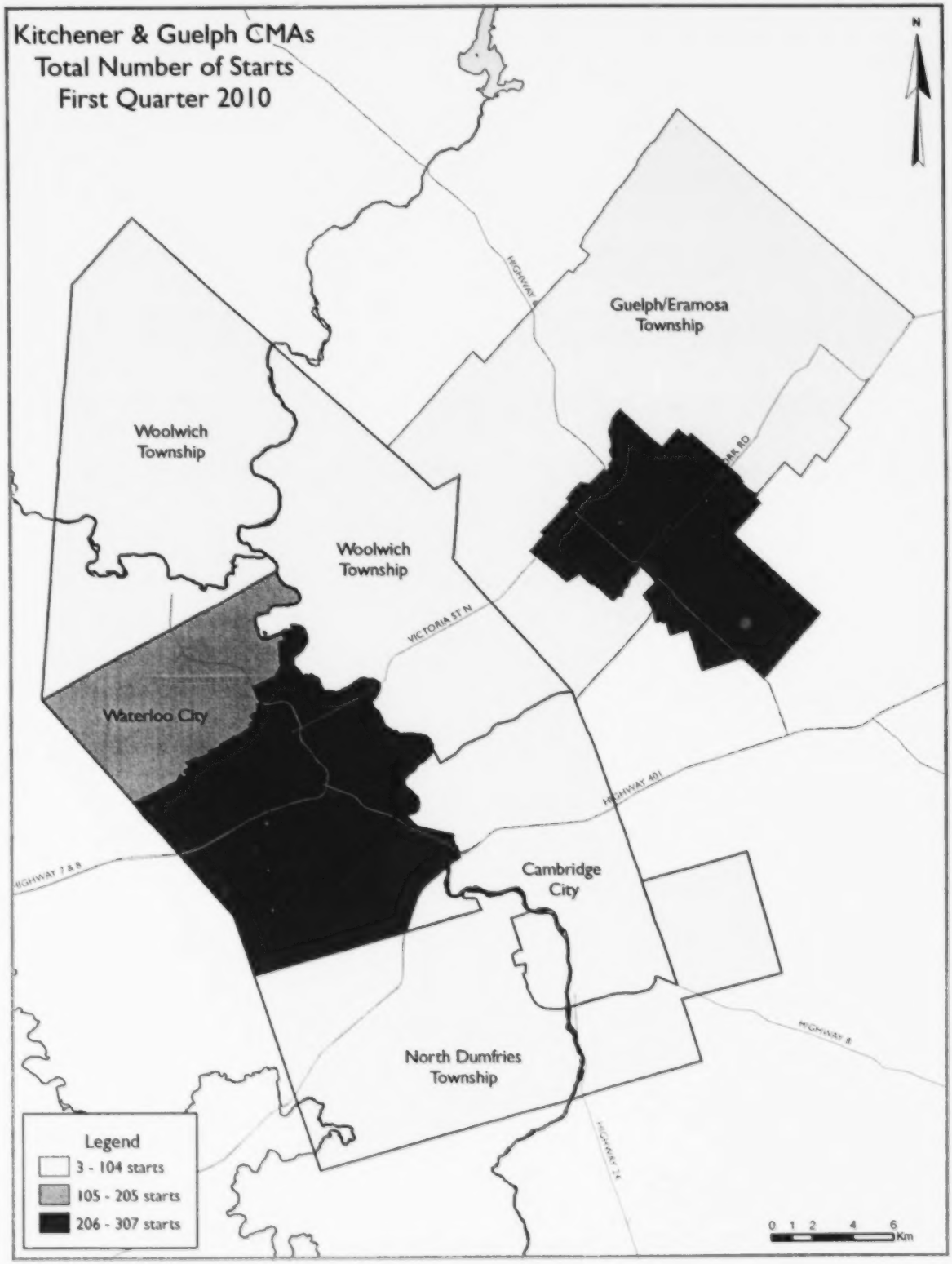
Figure 5




Kitchener & Guelph CMAs
Number of Starts (Multiples)
First Quarter 2010
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
VICTORIA ST N
HIGHWAY 401
Cambridge City
North Dumfries Township
HIGHWAY 8
HIGHWAY 24
Legend
No starts
6 - 55 starts
56 - 104 starts
105 - 153 starts
0 1 2 4 6
Km

Kitchener & Guelph CMAs
Number of Starts (Multiples)
First Quarter 2010


Kitchener & Guelph CMAs
Number of Starts (Singles)
First Quarter 2010
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Waterloo City
Cambridge City
North Dumfries Township
HIGHWAY 6
VICTORIA ST N
HIGHWAY 401
HIGHWAY 7 & 8
HIGHWAY 8
HIGHWAY 24
Legend
2 - 52 starts
53 - 103 starts
104 - 154 starts
0 1 2 4 6
Km


Kitchener & Guelph CMAs
Total Number of Starts
First Quarter 2010
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Waterloo City
Cambridge City
North Dumfries Township
VICTORIA ST N
HIGHWAY 401
HIGHWAY 7 & 8
HIGHWAY 8
HIGHWAY 24
Legend
3 - 104 starts
105 - 205 starts
206 - 307 starts
0 1 2 4 6
Km

Kitchener & Guelph CMAs
Number of Starts (Singles)
First Quarter 2010
Guelph Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Kitchener City
Cambridge City
North Dumfries Township
Legend
2 - 52 starts
53 - 103 starts
104 - 154 starts

Kitchener & Guelph CMAs
Total Number of Starts
First Quarter 2010

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Kitchener CMA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	273	42	30	0	41	103	4	79	574
Q1 2009	184	6	76	0	52	4	0	19	341
% Change	48.4	**	-60.5	n/a	-21.2	**	n/a	**	68.3
Year-to-date 2010	273	42	30	0	41	103	4	79	574
Year-to-date 2009	184	6	76	0	52	4	0	19	341
% Change	48.4	**	-60.5	n/a	-21.2	**	n/a	**	68.3
UNDER CONSTRUCTION									
Q1 2010	523	52	141	0	129	261	4	249	1,361
Q1 2009	474	18	181	0	195	205	0	564	1,637
% Change	10.3	188.9	-22.1	n/a	-33.8	27.3	n/a	-55.9	-16.9
COMPLETIONS									
Q1 2010	239	8	77	0	95	36	0	65	520
Q1 2009	307	18	98	0	54	0	0	84	561
% Change	-22.1	-55.6	-21.4	n/a	75.9	n/a	n/a	-22.6	-7.3
Year-to-date 2010	239	8	77	0	95	36	0	65	520
Year-to-date 2009	307	18	98	0	54	0	0	84	561
% Change	-22.1	-55.6	-21.4	n/a	75.9	n/a	n/a	-22.6	-7.3
COMPLETED & NOT ABSORBED									
Q1 2010	66	8	14	0	21	6	0	8	123
Q1 2009	148	26	56	0	25	0	0	35	290
% Change	-55.4	-69.2	-75.0	n/a	-16.0	n/a	n/a	-77.1	-57.6
ABSORBED									
Q1 2010	236	4	85	0	91	36	0	30	482
Q1 2009	292	15	70	1	58	8	0	77	521
% Change	-19.2	-73.3	21.4	-100.0	56.9	**	n/a	-61.0	-7.5
Year-to-date 2010	236	4	85	0	91	36	0	30	482
Year-to-date 2009	292	15	70	1	58	8	0	77	521
% Change	-19.2	-73.3	21.4	-100.0	56.9	**	n/a	-61.0	-7.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Guelph CMA First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	111	14	32	0	49	48	0	0	254
Q1 2009	30	4	39	0	0	0	0	0	73
% Change	**	**	-17.9	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	111	14	32	0	49	48	0	0	254
Year-to-date 2009	30	4	39	0	0	0	0	0	73
% Change	**	**	-17.9	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
Q1 2010	173	42	97	0	66	118	0	0	496
Q1 2009	80	22	137	0	31	233	0	0	503
% Change	116.3	90.9	-29.2	n/a	112.9	-49.4	n/a	n/a	-1.4
COMPLETIONS									
Q1 2010	88	14	14	1	10	0	0	0	127
Q1 2009	72	4	32	1	4	55	0	0	168
% Change	22.2	**	-56.3	0.0	150.0	-100.0	n/a	n/a	-24.4
Year-to-date 2010	88	14	14	1	10	0	0	0	127
Year-to-date 2009	72	4	32	1	4	55	0	0	168
% Change	22.2	**	-56.3	0.0	150.0	-100.0	n/a	n/a	-24.4
COMPLETED & NOT ABSORBED									
Q1 2010	13	2	6	1	4	13	0	0	39
Q1 2009	26	6	12	0	1	14	0	0	59
% Change	-50.0	-66.7	-50.0	n/a	**	-7.1	n/a	n/a	-33.9
ABSORBED									
Q1 2010	92	17	13	1	9	4	0	0	136
Q1 2009	66	8	25	1	3	55	0	0	158
% Change	39.4	112.5	-48.0	0.0	200.0	-92.7	n/a	n/a	-13.9
Year-to-date 2010	92	17	13	1	9	4	0	0	136
Year-to-date 2009	66	8	25	1	3	55	0	0	158
% Change	39.4	112.5	-48.0	0.0	200.0	-92.7	n/a	n/a	-13.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q1 2010	154	40	30	0	33	48	0	0	307
Q1 2009	64	6	37	0	28	4	0	0	139
Cambridge City									
Q1 2010	38	2	0	0	0	0	0	4	44
Q1 2009	81	0	31	0	12	0	0	0	124
North Dumfries Township									
Q1 2010	3	0	0	0	0	0	0	0	3
Q1 2009	0	0	0	0	0	0	0	0	0
Waterloo City									
Q1 2010	30	0	0	0	0	55	0	75	160
Q1 2009	11	0	0	0	12	0	0	19	42
Woolwich Township									
Q1 2010	48	0	0	0	8	0	4	0	60
Q1 2009	28	0	8	0	0	0	0	0	36
Kitchener CMA									
Q1 2010	273	42	30	0	41	103	4	79	574
Q1 2009	184	6	76	0	52	4	0	19	341
Guelph City									
Q1 2010	109	14	24	0	49	48	0	0	244
Q1 2009	29	4	36	0	0	0	0	0	69
Guelph/Eramosa Township									
Q1 2010	2	0	8	0	0	0	0	0	10
Q1 2009	1	0	3	0	0	0	0	0	4
Guelph CMA									
Q1 2010	111	14	32	0	49	48	0	0	254
Q1 2009	30	4	39	0	0	0	0	0	73

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q1 2010	206	48	69	0	70	52	0	10	457
Q1 2009	112	16	92	0	124	48	0	217	609
Cambridge City									
Q1 2010	172	2	49	0	47	154	0	70	494
Q1 2009	256	0	68	0	36	0	0	183	543
North Dumfries Township									
Q1 2010	13	0	0	0	0	0	0	0	13
Q1 2009	5	0	0	0	0	0	0	0	5
Waterloo City									
Q1 2010	44	0	15	0	4	55	0	169	287
Q1 2009	38	0	9	0	35	157	0	164	403
Woolwich Township									
Q1 2010	88	2	8	0	8	0	4	0	110
Q1 2009	63	2	12	0	0	0	0	0	77
Kitchener CMA									
Q1 2010	523	52	141	0	129	261	4	249	1,361
Q1 2009	474	18	181	0	195	205	0	564	1,637
Guelph City									
Q1 2010	167	36	68	0	66	118	0	0	455
Q1 2009	71	18	111	0	31	233	0	0	464
Guelph/Eramosa Township									
Q1 2010	6	6	29	0	0	0	0	0	41
Q1 2009	9	4	26	0	0	0	0	0	39
Guelph CMA									
Q1 2010	173	42	97	0	66	118	0	0	496
Q1 2009	80	22	137	0	31	233	0	0	503

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q1 2010	90	8	16	0	80	36	0	30	260
Q1 2009	106	18	42	0	31	0	0	0	197
Cambridge City									
Q1 2010	63	0	57	0	15	0	0	0	135
Q1 2009	127	0	39	0	15	0	0	0	181
North Dumfries Township									
Q1 2010	6	0	0	0	0	0	0	0	6
Q1 2009	3	0	0	0	0	0	0	0	3
Waterloo City									
Q1 2010	34	0	4	0	0	0	0	35	73
Q1 2009	21	0	5	0	8	0	0	84	118
Woolwich Township									
Q1 2010	46	0	0	0	0	0	0	0	46
Q1 2009	50	0	12	0	0	0	0	0	62
Kitchener CMA									
Q1 2010	239	8	77	0	95	36	0	65	520
Q1 2009	307	18	98	0	54	0	0	84	561
Guelph City									
Q1 2010	84	14	10	1	10	0	0	0	119
Q1 2009	68	4	16	1	4	55	0	0	148
Guelph/Eramosa Township									
Q1 2010	4	0	4	0	0	0	0	0	8
Q1 2009	4	0	16	0	0	0	0	0	20
Guelph CMA									
Q1 2010	88	14	14	1	10	0	0	0	127
Q1 2009	72	4	32	1	4	55	0	0	168

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q1 2010	32	7	7	0	11	6	0	0	63
Q1 2009	86	23	33	0	17	0	0	0	159
Cambridge City									
Q1 2010	8	1	6	0	9	0	0	6	30
Q1 2009	15	3	8	0	5	0	0	0	31
North Dumfries Township									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	3	0	0	0	0	0	0	0	3
Waterloo City									
Q1 2010	20	0	0	0	1	0	0	2	23
Q1 2009	31	0	14	0	3	0	0	35	83
Woolwich Township									
Q1 2010	6	0	1	0	0	0	0	0	7
Q1 2009	13	0	1	0	0	0	0	0	14
Kitchener CMA									
Q1 2010	66	8	14	0	21	6	0	8	123
Q1 2009	148	26	56	0	25	0	0	35	290
Guelph City									
Q1 2010	12	1	3	1	4	13	0	0	34
Q1 2009	24	3	9	0	1	14	0	0	51
Guelph/Eramosa Township									
Q1 2010	1	1	3	0	0	0	0	0	5
Q1 2009	2	3	3	0	0	0	0	0	8
Guelph CMA									
Q1 2010	13	2	6	1	4	13	0	0	39
Q1 2009	26	6	12	0	1	14	0	0	59

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q1 2010	86	4	25	0	82	33	0	0	230
Q1 2009	99	13	22	1	34	4	0	2	175
Cambridge City									
Q1 2010	59	0	55	0	9	0	0	19	142
Q1 2009	118	0	33	0	14	4	0	0	169
North Dumfries Township									
Q1 2010	7	0	0	0	0	0	0	0	7
Q1 2009	3	0	0	0	0	0	0	0	3
Waterloo City									
Q1 2010	36	0	5	0	0	3	0	11	55
Q1 2009	24	0	3	0	10	0	0	75	112
Woolwich Township									
Q1 2010	48	0	0	0	0	0	0	0	48
Q1 2009	48	2	12	0	0	0	0	0	62
Kitchener CMA									
Q1 2010	236	4	85	0	91	36	0	30	482
Q1 2009	292	15	70	1	58	8	0	77	521
Guelph City									
Q1 2010	88	15	12	1	9	4	0	0	129
Q1 2009	62	8	11	1	3	55	0	0	140
Guelph/Eramosa Township									
Q1 2010	4	2	1	0	0	0	0	0	7
Q1 2009	4	0	14	0	0	0	0	0	18
Guelph CMA									
Q1 2010	92	17	13	1	9	4	0	0	136
Q1 2009	66	8	25	1	3	55	0	0	158

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts
Kitchener CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740
% Change	-24.8	11.4	12.1	n/a	-36.8	**	n/a	138.0	5.4
2006	1,542	210	454	0	95	32	0	266	2,599
% Change	-25.9	81.0	-37.5	n/a	-34.5	-84.3	-100.0	-36.2	-30.9
2005	2,082	116	726	0	145	204	73	417	3,763
% Change	-12.0	-40.2	65.8	-100.0	-7.6	**	-34.8	-32.9	-3.8
2004	2,366	194	438	8	157	16	112	621	3,912
% Change	-10.9	36.6	-15.8	**	**	n/a	-47.9	71.5	-1.1
2003	2,655	142	520	2	9	0	215	362	3,955
% Change	-11.3	-1.4	6.6	-33.3	-59.1	n/a	**	-6.9	-4.2
2002	2,992	144	488	3	22	0	6	389	4,130
% Change	36.4	24.1	34.4	200.0	-67.2	n/a	-62.5	-42.4	16.8
2001	2,194	116	363	1	67	0	16	675	3,537
% Change	-2.6	7.4	-4.7	-87.5	-52.5	n/a	-42.9	17.8	0.8
2000	2,253	108	381	8	141	0	28	573	3,509

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts
Guelph CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941
% Change	18.6	-27.5	28.5	n/a	116.7	-32.0	n/a	-100.0	8.9
2006	485	80	193	0	12	50	0	44	864
% Change	-14.3	14.3	65.0	n/a	-92.4	n/a	-100.0	33.3	-9.1
2005	566	70	117	0	157	0	8	33	951
% Change	-34.5	40.0	-28.2	n/a	121.1	-100.0	-20.0	-75.0	-33.0
2004	864	50	163	0	71	130	10	132	1,420
% Change	34.8	8.7	27.3	n/a	102.9	n/a	n/a	-8.3	42.9
2003	641	46	128	0	35	0	0	144	994
% Change	-12.0	-69.3	-41.0	n/a	84.2	n/a	-100.0	n/a	-12.7
2002	728	150	217	0	19	0	24	0	1,138
% Change	28.4	36.4	-19.0	n/a	n/a	n/a	-50.0	n/a	14.6
2001	567	110	268	0	0	0	48	0	993
% Change	-32.1	27.9	3.9	n/a	n/a	n/a	n/a	-100.0	-23.4
2000	835	86	258	0	0	0	0	118	1,297

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Kitchener CMA	**273**	**184**	**42**	**6**	**75**	**128**	**184**	**23**	**574**	**341**	**68.3**
Kitchener City	154	64	40	6	63	65	50	4	307	139	120.9
Cambridge City	38	81	2	0	0	43	4	0	44	124	-64.5
North Dumfries Township	3	0	0	0	0	0	0	0	3	0	n/a
Waterloo City	30	11	0	0	0	12	130	19	160	42	**
Woolwich Township	48	28	0	0	12	8	0	0	60	36	66.7
Guelph CMA	**111**	**30**	**14**	**4**	**81**	**39**	**48**	**0**	**254**	**73**	****
Guelph City	109	29	14	4	73	36	48	0	244	69	**
Guelph/Eramosa Township	2	1	0	0	8	3	0	0	10	4	150.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Kitchener CMA	**71**	**128**	**4**	**0**	**103**	**4**	**79**	**19**
Kitchener City	63	65	0	0	48	4	0	0
Cambridge City	0	43	0	0	0	0	4	0
North Dumfries Township	0	0	0	0	0	0	0	0
Waterloo City	0	12	0	0	55	0	75	19
Woolwich Township	8	8	4	0	0	0	0	0
Guelph CMA	**81**	**39**	**0**	**0**	**48**	**0**	**0**	**0**
Guelph City	73	36	0	0	48	0	0	0
Guelph/Eramosa Township	8	3	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Kitchener CMA	**345**	**266**	**144**	**56**	**83**	**19**	**574**	**341**
Kitchener City	224	107	81	32	0	0	307	139
Cambridge City	40	112	0	12	4	0	44	124
North Dumfries Township	3	0	0	0	0	0	3	0
Waterloo City	30	11	55	12	75	19	160	42
Woolwich Township	48	36	8	0	4	0	60	36
Guelph CMA	**157**	**73**	**97**	**0**	**0**	**0**	**254**	**73**
Guelph City	147	69	97	0	0	0	244	69
Guelph/Eramosa Township	10	4	0	0	0	0	10	4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Kitchener CMA	**239**	**307**	**8**	**18**	**172**	**152**	**101**	**84**	**520**	**561**	**-7.3**
Kitchener City	90	106	8	18	96	73	66	0	260	197	32.0
Cambridge City	63	127	0	0	72	54	0	0	135	181	-25.4
North Dumfries Township	6	3	0	0	0	0	0	0	6	3	100.0
Waterloo City	34	21	0	0	4	13	35	84	73	118	-38.1
Woolwich Township	46	50	0	0	0	12	0	0	46	62	-25.8
Guelph CMA	**89**	**73**	**14**	**4**	**24**	**36**	**0**	**55**	**127**	**168**	**-24.4**
Guelph City	85	69	14	4	20	20	0	55	119	148	-19.6
Guelph/Eramosa Township	4	4	0	0	4	16	0	0	8	20	-60.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Kitchener CMA	172	152	0	0	36	0	65	84
Kitchener City	96	73	0	0	36	0	30	0
Cambridge City	72	54	0	0	0	0	0	0
North Dumfries Township	0	0	0	0	0	0	0	0
Waterloo City	4	13	0	0	0	0	35	84
Woolwich Township	0	12	0	0	0	0	0	0
Guelph CMA	24	36	0	0	0	55	0	0
Guelph City	20	20	0	0	0	55	0	0
Guelph/Eramosa Township	4	16	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Kitchener CMA	**324**	**423**	**131**	**54**	**65**	**84**	**520**	**561**
Kitchener City	114	166	116	31	30	0	260	197
Cambridge City	120	166	15	15	0	0	135	181
North Dumfries Township	6	3	0	0	0	0	6	3
Waterloo City	38	26	0	8	35	84	73	118
Woolwich Township	46	62	0	0	0	0	46	62
Guelph CMA	**116**	**108**	**11**	**60**	**0**	**0**	**127**	**168**
Guelph City	108	88	11	60	0	0	119	148
Guelph/Eramosa Township	8	20	0	0	0	0	8	20

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q1 2010	0	0.0	1	1.2	27	31.4	22	25.6	36	41.9	86	330,150	377,415
Q1 2009	0	0.0	2	2.0	40	40.0	27	27.0	31	31.0	100	305,000	341,527
Year-to-date 2010	0	0.0	1	1.2	27	31.4	22	25.6	36	41.9	86	330,150	377,415
Year-to-date 2009	0	0.0	2	2.0	40	40.0	27	27.0	31	31.0	100	305,000	341,527
Cambridge City													
Q1 2010	1	1.7	0	0.0	22	37.3	21	35.6	15	25.4	59	324,990	320,737
Q1 2009	0	0.0	3	2.5	57	48.3	43	36.4	15	12.7	118	293,230	306,804
Year-to-date 2010	1	1.7	0	0.0	22	37.3	21	35.6	15	25.4	59	324,990	320,737
Year-to-date 2009	0	0.0	3	2.5	57	48.3	43	36.4	15	12.7	118	293,230	306,804
North Dumfries Township													
Q1 2010	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Q1 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2009	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Waterloo City													
Q1 2010	0	0.0	0	0.0	1	2.8	7	19.4	28	77.8	36	418,300	412,825
Q1 2009	0	0.0	0	0.0	5	20.8	4	16.7	15	62.5	24	387,500	421,561
Year-to-date 2010	0	0.0	0	0.0	1	2.8	7	19.4	28	77.8	36	418,300	412,825
Year-to-date 2009	0	0.0	0	0.0	5	20.8	4	16.7	15	62.5	24	387,500	421,561
Woolwich Township													
Q1 2010	0	0.0	0	0.0	4	8.3	13	27.1	31	64.6	48	364,873	381,578
Q1 2009	0	0.0	8	16.7	11	22.9	18	37.5	11	22.9	48	324,765	323,831
Year-to-date 2010	0	0.0	0	0.0	4	8.3	13	27.1	31	64.6	48	364,873	381,578
Year-to-date 2009	0	0.0	8	16.7	11	22.9	18	37.5	11	22.9	48	324,765	323,831
Kitchener CMA													
Q1 2010	1	0.4	1	0.4	57	24.2	64	27.1	113	47.9	236	345,265	369,121
Q1 2009	0	0.0	13	4.4	114	38.9	92	31.4	74	25.3	293	308,000	334,140
Year-to-date 2010	1	0.4	1	0.4	57	24.2	64	27.1	113	47.9	236	345,265	369,121
Year-to-date 2009	0	0.0	13	4.4	114	38.9	92	31.4	74	25.3	293	308,000	334,140
Guelph City													
Q1 2010	0	0.0	0	0.0	14	15.9	27	30.7	47	53.4	88	352,884	362,424
Q1 2009	0	0.0	0	0.0	8	12.7	24	38.1	31	49.2	63	346,011	375,943
Year-to-date 2010	0	0.0	0	0.0	14	15.9	27	30.7	47	53.4	88	352,884	362,424
Year-to-date 2009	0	0.0	0	0.0	8	12.7	24	38.1	31	49.2	63	346,011	375,943
Guelph/Eramosa Township													
Q1 2010	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Q1 09	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Guelph CMA													
Q1 2010	0	0.0	0	0.0	15	16.5	27	29.7	49	53.8	91	355,000	367,642
Q1 2009	0	0.0	0	0.0	8	11.9	24	35.8	35	52.2	67	350,000	385,035
Year-to-date 2010	0	0.0	0	0.0	15	16.5	27	29.7	49	53.8	91	355,000	367,642
Year-to-date 2009	0	0.0	0	0.0	8	11.9	24	35.8	35	52.2	67	350,000	385,035

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2010

Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Kitchener CMA	**369,121**	**334,140**	**10.5**	**369,121**	**334,140**	**10.5**
Kitchener City	377,415	341,527	10.5	377,415	341,527	10.5
Cambridge City	320,737	306,804	4.5	320,737	306,804	4.5
North Dumfries Township	--	--	n/a	--	--	n/a
Waterloo City	412,825	421,561	-2.1	412,825	421,561	-2.1
Woolwich Township	381,578	323,831	17.8	381,578	323,831	17.8
Guelph CMA	**367,642**	**385,035**	**-4.5**	**367,642**	**385,035**	**-4.5**
Guelph City	362,424	375,943	-3.6	362,424	375,943	-3.6
Guelph/Eramosa Township	--	--	n/a	--	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Kitchener
First Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	262	-34.2	414	908	880	47.0	251,469	-6.4	249,146
	February	378	-26.3	427	777	858	49.8	247,063	-6.0	247,039
	March	509	-18.8	450	957	835	53.9	253,749	-3.6	241,577
	April	645	-9.0	501	1,096	843	59.4	308,523	17.0	315,097
	May	699	9.2	587	992	838	70.0	277,002	1.4	273,302
	June	737	0.7	525	1,017	803	65.4	268,442	-11.3	275,296
	July	669	-0.7	541	933	870	62.2	282,538	3.5	285,411
	August	607	26.2	598	787	847	70.6	254,555	-5.9	264,447
	September	546	1.9	547	924	841	65.0	263,049	0.8	261,150
	October	593	39.9	668	804	882	75.7	261,302	-2.5	268,817
	November	566	83.8	678	711	935	72.5	276,488	2.5	274,167
	December	369	62.6	645	481	955	67.5	260,583	-0.8	267,657
2010	January	439	67.6	709	917	926	76.6	283,664	12.8	276,829
	February	566	49.7	644	904	976	66.0	293,133	18.6	282,174
	March	752	47.7	621	1,182	996	62.3	278,432	9.7	266,519
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	**1,149**	**-25.3**		**2,642**			**251,030**	**-5.1**	
	Q1 2010	**1,757**	**52.9**		**3,003**			**284,475**	**13.3**	
	YTD 2009	**1,149**	**-25.3**		**2,642**			**251,030**	**-5.1**	
	YTD 2010	**1,757**	**52.9**		**3,003**			**284,475**	**13.3**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Guelph
First Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	138	-16.4	205	400	420	48.8	252,859	-4.5	258,162
	February	171	-26.3	192	406	394	48.7	257,814	-2.3	260,883
	March	241	-14.5	203	477	380	53.4	260,191	-0.9	260,324
	April	255	-14.4	207	455	366	56.6	261,795	-3.3	259,602
	May	315	-5.4	252	437	345	73.0	269,353	0.4	264,105
	June	342	6.2	245	426	359	68.2	255,375	-6.5	251,837
	July	308	0.0	244	375	353	69.1	258,374	-6.5	260,342
	August	272	22.0	264	332	354	74.6	279,935	11.9	288,366
	September	247	13.8	267	379	358	74.6	267,830	1.5	260,490
	October	214	17.6	226	357	378	59.8	274,001	-2.3	267,525
	November	222	66.9	284	266	379	74.9	278,354	9.5	278,112
	December	153	54.5	289	146	370	78.1	274,726	1.0	271,523
2010	January	171	23.9	268	327	356	75.3	284,189	12.4	286,790
	February	241	40.9	276	401	384	71.9	301,543	17.0	299,418
	March	349	44.8	290	566	441	65.8	297,796	14.5	297,089
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	**550**	**-19.0**		**1,283**			**257,612**	**-2.3**	
	Q1 2010	**761**	**38.4**		**1,294**			**295,925**	**14.9**	
	YTD 2009	**550**	**-19.0**		**1,283**			**257,612**	**-2.3**	
	YTD 2010	**761**	**38.4**		**1,294**			**295,925**	**14.9**	

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[1] Source: CREA
[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Cambridge
First Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	106	-40.1	162	437	423	38.3	239,405	-4.9	239,733
	February	154	-29.4	173	369	398	43.5	245,689	-1.6	248,143
	March	209	-11.4	186	496	419	44.4	255,074	0.8	254,743
	April	249	-2.0	208	509	410	50.7	261,630	-1.8	256,418
	May	279	7.7	230	425	381	60.4	265,455	1.9	270,690
	June	307	10.8	224	453	380	58.9	267,771	1.6	269,282
	July	283	11.0	231	408	389	59.4	250,396	-2.1	257,545
	August	240	17.6	235	340	365	64.4	257,350	-3.9	269,766
	September	251	-4.2	235	358	321	73.2	256,023	3.2	253,613
	October	220	35.8	254	328	357	71.1	251,053	-0.1	244,456
	November	224	82.1	271	337	418	64.8	272,832	11.7	267,725
	December	150	59.6	264	157	356	74.2	262,099	6.8	258,684
2010	January	140	32.1	225	379	390	57.7	278,527	16.3	273,191
	February	242	57.1	268	397	418	64.1	280,996	14.4	283,814
	March	299	43.1	246	539	415	59.3	264,436	3.7	262,762
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	**469**	**-25.7**		**1,302**			**248,451**	**-1.2**	
	Q1 2010	**681**	**45.2**		**1,315**			**273,217**	**10.0**	
	YTD 2009	**469**	**-25.7**		**1,302**			**248,451**	**-1.2**	
	YTD 2010	**681**	**45.2**		**1,315**			**273,217**	**10.0**	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI, Total, Kitchener CMA 1997=100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	143.2	112.4	256.5	8.4	72.7	784
	February	627	5.00	5.79	143.2	113.1	253.9	9.3	72.6	792
	March	613	4.50	5.55	143.2	113.7	252.5	9.6	72.3	799
	April	596	3.90	5.25	142.2	113.2	251.0	10.0	72.2	783
	May	596	3.90	5.25	142.7	114.0	250.3	9.8	71.7	781
	June	631	3.75	5.85	142.7	114.2	250.2	9.9	71.7	773
	July	631	3.75	5.85	142.7	113.7	250.7	9.8	71.7	776
	August	631	3.75	5.85	142.8	113.7	251.8	9.9	72.0	773
	September	610	3.70	5.49	143.0	113.8	252.7	9.1	71.5	775
	October	630	3.80	5.84	143.1	113.9	252.4	8.8	71.0	781
	November	616	3.60	5.59	143.8	114.6	249.7	8.7	70.2	779
	December	610	3.60	5.49	143.8	114.1	247.6	9.3	70.0	779
2010	January	610	3.60	5.49	143.7	114.5	244.8	9.9	69.6	790
	February	604	3.60	5.39	143.8	115.1	246.0	10.1	70.0	797
	March	631	3.60	5.85		115.3	249.5	9.6	70.5	798
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI, Total, Ontario 1997=100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	75.0	7.0	75.4	794
	February	627	5.00	5.79	146.6	113.1	74.7	7.4	75.3	799
	March	613	4.50	5.55	146.2	113.7	73.7	7.9	74.5	819
	April	596	3.90	5.25	145.5	113.2	73.6	7.8	74.8	829
	May	596	3.90	5.25	145.1	114.0	73.4	8.0	74.5	821
	June	631	3.75	5.85	145.1	114.2	74.1	8.1	74.9	815
	July	631	3.75	5.85	145.3	113.7	73.5	8.1	74.4	808
	August	631	3.75	5.85	145.4	113.7	73.3	8.0	74.2	816
	September	610	3.70	5.49	146.1	113.8	72.8	8.4	73.6	821
	October	630	3.80	5.84	146.5	113.9	73.1	8.9	74.1	834
	November	616	3.60	5.59	147.2	114.6	73.7	9.3	74.7	847
	December	610	3.60	5.49	148.0	114.1	74.2	9.4	75.3	857
2010	January	610	3.60	5.49	148.7	114.5	74.4	8.8	75.1	864
	February	604	3.60	5.39	148.2	115.1	74.5	8.8	75.3	865
	March	631	3.60	5.85		115.3	75.4	8.5	75.8	857
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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